

1/14/13



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10

1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

OFFICE OF
ENVIRONMENTAL CLEANUP

January 14, 2013

Calvin Miller / Vicky Nickolich
319 Gambell Street
Anchorage, AK 99501

The U.S. Environmental Protection Agency Region 10 (EPA), through its contractor Ecology and Environment, Inc., collected environmental samples from your property during the month of July 2012. These samples were collected in relation to EPA's Site Inspection of the 4th and Gamble Parking Lot site. The Alaska Department of Environmental Conservation (DEC) has been investigating the site for several years. This Site Inspection conducted by the EPA in cooperation with DEC; provides EPA and DEC with an updated evaluation of the site.

The samples were analyzed for volatile organic compounds (VOCs). Enclosed is a copy of the laboratory results. Only the results for compounds which were detected are displayed. Also listed with the results are DEC's Regulatory Cleanup Standards.

If you have any questions concerning the possible health effects of these contaminants, you may contact Nim Ha, Alaska Environmental Public Health Program, by email at nim.ha@alaska.gov or by phone at (907) 269-8028.

EPA appreciates your cooperation during this sampling event. If you have any questions, please feel free to contact me at (206) 553-6396 or perkins.brandon@epa.gov

Sincerely,

A handwritten signature in cursive script, appearing to read "Brandon Perkins", is written over a horizontal line.

Brandon Perkins
Site Assessment Manager

Enclosure

cc: Nim Ha, Alaska Environmental Public Health Program
Todd Blessing, Alaska Department of Environmental Conservation

USEPA SF



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Parcel Number: 002-093-39-000 Analytical Results

Owner: Calvin Miller Sample Date: July, 2012
 Phone: (907) 345-7204 Sample Media / Location: Subsurface Soil, Surface Soil, Ground Water, Indoor Air, and Outdoor Air
 Property Description: 319 Gambell Street Sample Analysis: Volatile Organic Compounds
 Parcel Number: 002-093-39-000

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	12284620 JRYX5 BH02SB05	12284621 JRYX6 BH02SB10	12284622 JRYX7 BH02SB15	12284623 JRYX9 BH02SB20	12284624 JRYX0 BH02SB25	12284625 JRYX1 BH02SB30	12284626 JRYX2 BH02SB35	12284627 JRYX3 BH02SB40	12284628 JRYX4 BH02SB45
Description				Subsurface Soil (ug/kg)								
Volatile Organic Compounds												
1,2-Dichloroethane	9100	4800	16	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
Benzene	15000	11000	25	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
cis-1,2-Dichloroethene	1000000	130000	240	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
Ethylbenzene	10100000	110000	6900	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
m,p-Xylene	--	--	--	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
o-Xylene	--	--	--	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 UJK	5.4 U
Tetrachloroethene	15000	10000	24	3.2 JQ	16	94	65	42	41	67	120 JQ	0.92 JQ
Toluene	810000	220000	6500	5.4 U	5.4 U	4.7 U	4.2 U	5.2 U	5.1 U	5.5 U	5.4 U	5.4 U

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 Inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 Inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Ground Water Cleanup Level (ug/L)	Residential Indoor Air (ug/m³)*	12284754 JRZ57 PP19SS	12284755 JRZ58 PP20SS	12284703 JRZ76 BH02GW	12284698 JRYT2 PP05OA	12294758 JRYS3 PP10IA
Description					Available ADEC Target Levels	Surface Soil (ug/kg)		Ground Water (ug/L)	Outdoor Air (ug/M³)	Indoor Air (ug/M³)
Volatile Organic Compounds										
1,2-Dichloroethane	9100	4800	16	5	0.94	5.6 U	4.8 U	36 U	0.13 U	0.32
Benzene	15000	11000	25	25	3.1	5.6 U	4.8 U	36 U	0.74	0.72
cis-1,2-Dichloroethene	1000000	130000	240	70	7.3	5.6 U	4.8 U	36 U	0.12 U	0.25 U
Ethylbenzene	10100000	110000	6900	700	9.7	5.6 U	4.8 U	36 U	0.53	1.3
m,p-Xylene	--	--	--	10000**	100**	5.6 U	4.8 U	36 U	1.9	4.5
o-Xylene	--	--	--	10000**	100**	5.6 U	4.8 U	36 U	0.62	1.8
Tetrachloroethene	15000	10000	24	5	42	12	4.8 U	540	0.21 U	1.2
Toluene	810000	220000	6500	1000	5210	5.6 U	4.8 U	36 U	3.7	4.6

Note: * Based on ADEC Vapor Intrusion Guidance for Contaminated Sites, October 2012, Appendix D, Residential Levels

**No associated cleanup level available for m,p-Xylene or o-Xylene, the cleanup Level for Total Xylenes used.

Highlighted cells indicated one or more of the cleanup levels were exceeded.

Bolded type indicates the analyte was detected at or above the CRQL.

Key:

-- = No associated cleanup level.
 ADEC = Alaska Department of Environmental Conservation
 BH = Borehole
 CLP = Contract Laboratory Program.
 CRQL = Contract Required Quantitation Limit
 EPA = United States Environmental Protection Agency.
 GW = Ground Water
 IA = Indoor Air
 ID = Identification.
 J = The analyte was positively identified. The associated numerical value is an estimate.

K = Bias unknown.
 OA = Outdoor Air
 Q = The analyte was positively identified. The associated numerical value is above the instrument detection limit but below the CRQL.
 SB = Subsurface Soil
 SS = Surface Soil
 U = The analyte was not detected at or above the associated value.
 ug/kg = Micrograms per kilogram
 ug/L = Micrograms per Liter
 ug/M³ = Micrograms per Meter Cubed

Parcel Number: 002-093-38-000 Analytical Results

Owner: Calvin Miller
Phone: (907) 345-7204
Property Description: 720 3rd Avenue,
Parcel Number: 002-093-38-000

Sample Date: July, 2012
Sample Media / Location: Surface Soil and Indoor Air
Sample Analysis: Volatile Organic Compounds

EPA Sample Number CLP Sample Number Location ID	Method 2 Soil Under 40 inch Zone Direct Contact (ug/kg)	Method 2 Soil Under 40 inch Zone Outdoor Inhalation (ug/kg)	Method 2 Soil Migration to Ground Water (ug/kg)	Residential Indoor Air (ug/m³)*	12284671 JRZC7 PP22SS	12284756 JRZ59 PP21SS	12294759 JRYS4 PP11IA
Description	Available ADEC Regulatory Cleanup Standards			Available ADEC Target Levels	Surface Soil (ug/kg)		Indoor Air (ug/M³)
Volatile Organic Compounds							
1,1,1-Trichloroethane	20300000	360000	820	5210	9.4 U	4.7 U	0.74
Benzene	150000	11000	25	3.1	9.4 U	4.7 U	0.64
Ethylbenzene	10100000	110000	6900	9.7	9.4 U	4.7 U	0.92
m,p-Xylene	--	--	--	100**	9.4 U	4.7 U	3.2
o-Xylene	--	--	--	100**	9.4 U	4.7 U	1
Tetrachloroethene	15000	10000	24	42	9.4 U	4.7 U	110
Toluene	8100000	220000	6500	5210	9.4 U	4.7 U	6.9

Note: * Based on ADEC Vapor Intrusion Guidance for Contaminated Sites, October 2012, Appendix D, Residential Levels

**No associated cleanup level available for m,p-Xylene or o-Xylene, the cleanup Level for Total Xylenes used.

Highlighted cells indicated one or more of the cleanup levels were exceeded.

Bolded type indicates the analyte was detected at or above the CRQL

Key:

-- = No associated cleanup level.
ADEC = Alaska Department of Environmental Conservation
CLP = Contract Laboratory Program.
CRQL = Contract Required Quantitation Limit
EPA = United States Environmental Protection Agency.
ID = Identification.
IA = Indoor Air

NA = Not analyzed
PP = Private Property
SS = Surface Soil
U = The analyte was not detected at or above the associated value.
ug/kg = Micrograms per kilogram.
ug/M³ = Micrograms per Meter Cubed